

When recorded return to:  
Scott R. Strickert  
24495 Old day Creek Road  
Sedro Woolley, WA 98284



201603150093

Skagit County Auditor

\$76.00

3/15/2016 Page

1 of

4 3:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026429

CHICAGO TITLE

620026429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Wallace Harris and Diane Marie Harris, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Scott R. Strickert, an unmarried man and Nikki Olson, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 92-046, approved April 8, 1993, and recorded April 9, 1993, in Volume 10 of Short Plats, Page 185, under Auditor's File No. 9304090044, records of Skagit County, Washington; being a portion of Government Lots 3 and 6, and of the West 42 feet of the West Half of the Northeast Quarter of Section 6, Township 34 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P105578/340506-2-008-0300

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 8, 2016

Richard Wallace Harris

Diane Marie Harris

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016852  
MAR 15 2016

Amount Paid \$ 8965.00  
Skagit Co. Treasurer  
By M.M. Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that

Richard Wallace Morris + Diane Marie Morris  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 3-11-16

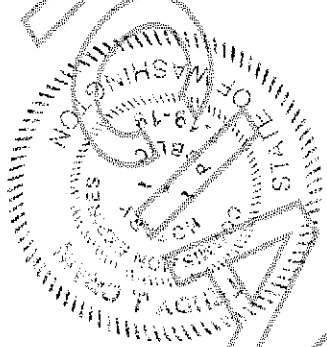
Name: Trudy J. Clair

Notary Public in and for the State of WASH

Residing at: unles

My appointment expires: 1-19-19

Trudy J. Clair



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: December 26, 1922  
Auditor's No(s): 161037, records of Skagit County, Washington  
In favor of: H.C. Peters and Gertrude Peters, husband and wife  
For: Pipeline

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 27, 1940  
Auditor's No(s): 324653, records of Skagit County, Washington  
In favor of: Clear Lake Water Corporation  
For: Pipeline

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: October 8, 1929  
Auditor's No.: 227502, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 15, 1937  
Auditor's No(s): 292355, records of Skagit County, Washington  
In favor of: Clear Lake Water Company  
For: Water distribution system

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1994  
Auditor's No.: 9408310103, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Easement No. 1: All street, ingress, egress, easements, and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: The South 10 feet of the East 70 feet of Lot 3 of the above described short plat.

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 25, 1994  
Auditor's No(s): 9408250048, records of Skagit County, Washington  
In favor of: P.U.D. No. 1  
For: Water line  
Affects: The Easterly 60 feet of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 92-046:

Recording No: 9304090044

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income,

## EXHIBIT "A"

Exceptions  
(continued)

gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 15, 1996

Recording No.: 9605150086

9. City, county or local improvement district assessments, if any.